



140 Acres/56 Hectares

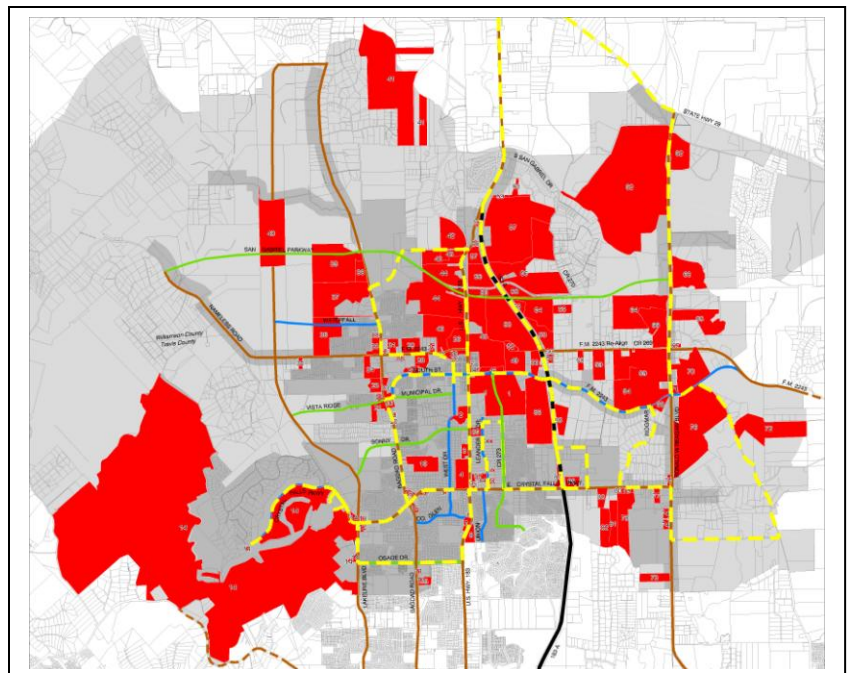
Frontage on County Road 175

Utilities approximately 1,500 feet/457
meters due west

Greenfield

Zoning - Future Mixed-Use Commercial

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Property				
Total Acreage: 140 acres/56 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 313 & 314, Sec. V, Z, S, T, W	
Location				
City: Leander Extra-Territorial Jurisdiction (ETJ)			County: Williamson	
Address/Directions: 731 CR 175, From 1431 and Ronald W. Reagan Blvd. (Parmer Lane), travel North on Reagan approx. 1.5 miles, turn Right/East on CR 179 to CR 175/Sam Bass approx 1.5 miles, Turn Left/North on CR 175 go approximately two-miles and property is on the Right/East side of the road. www.wcad.org tax id#: R032138 (R-17-W028-7000-0013-D003) & R031736 (R-17-W014-0000-0005-0003)				
Within City Limits: Extra-Territorial Jurisdiction (ETJ)			Distance from City Limits: .5 miles/.8 km	
Distance to US Highways: 2 miles/3.2 km east of US 183-A Distance to Interstate Highways: 7.7 miles/12.4 kilometers			Type of Zoning: Future Mixed-Use Commercial	
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 5,721 x 1,076 feet/1,744 x 328 meters (irregular)
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Eckrant-Georgetown: very shallow to moderately deep, calcareous and non-calcareous, stony, cobbly, and loamy soils formed in indurated fractured limestone; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 4 miles/6.4 km			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: water-well, septic tanks	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Not Applicable	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 2 & 4 inch/5.1 & 10.2 cm 2.5 miles/4 km west Pressure: 65 psi/448 kilopascal		Sewer - Size of Nearest Line: 12 & 16 inch/30.5 & 40.6 cm 2.5 miles/4 km west
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Ms. Marci Cannon	Phone: (512) 422-5870	Facs: (512) 868-0550	Email: marci@rotorsales.com	Web Site: www.rotorsales.com
Sales Price: Negotiable			Lease Price: Not Applicable	
Comments: This property is located in the Reagan/Parmer Corridor. One of the highest elevations in Leander with 270 degree views including south to the Austin 360 towers. Typical 'hill country' landscape with many large oaks. Located between Williamson County's 800-acre Regional Park and the future 500-acre Garey Ranch park. Perfect location for high-end residential with award winning LISD schools, incredible views, minutes from hundreds of new retail stores, Leander's TOD, Leander's Commuter Rail Station and major road access.				